

**Johns Hopkins Bayview Medical Center - Central Utility Plant - Renovator**

**I. The Marshall and Swift Guideline**

**M&S Page #**

Type			
Construction Quality/Class		All	
Stories		2	for use in Perimtr Adj.
Perimeter		541	
Average Floor to Floor Height		33.63	
Square Feet		24,530	for use in Perimtr Adj.
Average floor Area		12,265	

**A. Base Costs**

Basic Structure	\$	374.00	Section 15-19
Elimination of HVAC cost for adjustment		0	Section 15-31
HVAC Add-on for Mild Climate		0	Section 15-25
HVAC Add-on for Extreme Climate		0	Section 15-25
<b>Total Base Cost</b>		<b>\$374.00</b>	

**Adjustment for  
Departmental  
Differential  
Cost Factors**

0.70

**Adjusted Total Base Cost**

\$261.80

**B. Additions**

Elevator (If not in base)		\$0.00	Section 15-36
Other		\$0.00	Section 15-25
<b>Subtotal</b>		<b>\$0.00</b>	

**Total**

\$261.80

**C. Multipliers**

Perimeter Multiplier		0.959303375	15-37	Interpolate
Product	\$	251.15		
Height Multiplier		1.478425	15-37	
Product		\$371.30		
Multi-story Multiplier		1.000	15-25	
Product		\$371.30		

**D. Sprinklers**

Sprinkler Amount		\$4.09	15-36
<b>Subtotal</b>		<b>\$375.39</b>	

**E. Update/Location Multipliers**

Update Multiplier		1.03	99-3
Product		\$386.65	
Location Multiplier		1.01	99-5
Product		\$390.52	

**Calculated Square Foot Cost Standard**

**\$390.52**

**Johns Hopkins Bayview Medical Center - Basement- Renovation**

**I. The Marshall and Swift Guideline**

	Hospital	<b>M&amp;S Page #</b>
Type	Good/A	Gen. Hospital or Conval. Hosp.
Construction Quality/Class	1	
Stories	-	for use in Perimtr Adj.
Perimeter	13.8	
Average Floor to Floor Height	34,739	
Square Feet	34,739	for use in Perimtr Adj.
f.1 Average floor Area		
<b>A. Base Costs</b>		
Basic Structure	\$162.00	Section 15-24 - 26
Elimination of HVAC cost for adjustment	0	Section 15-25
HVAC Add-on for Mild Climate	0	Section 15-25
HVAC Add-on for Extreme Climate	0	Section 15-25
<b>Total Base Cost</b>	\$162.00	Section 15-25
<b>Adjustment for Departmental Differential Cost Factors</b>		
	1.37	
<b>Adjusted Total Base Cost</b>	\$221.93	
<b>B. Additions</b>		
Elevator (If not in base)	\$0.00	Section 15-36
Other	\$0.00	Section 15-25
<b>Subtotal</b>	\$0.00	
<b>Total</b>	\$221.93	
<b>C. Multipliers</b>		
Perimeter Multiplier	0.92521225	15-37 Interpolated
Product	\$205.34	
Height Multiplier	1.04	15-37
Product	\$213.60	
Multi-story Multiplier	1.000	15-25
Product	\$213.60	
<b>D. Sprinklers</b>		
Sprinkler Amount	\$0.00	15-36
<b>Subtotal</b>	\$213.60	
<b>E. Update/Location Multipliers</b>		
Update Multiplier	1.02	99-3
Product	\$217.87	
Location Multiplier	1.02	99-5
Product	\$222.23	
<b>Calculated Square Foot Cost Standard</b>	<b>\$222.23</b>	

## Johns Hopkins Bayview Medical Center - Upper Floors - Renovation

### I. The Marshall and Swift Guideline

	Hospital	M&S Page #
Type	Hospital	Gen. Hospital or Conval. Hosp.
Construction Quality/Class	Good/A	
Stories	2	
Perimeter	582	for use in Perimtr Adj.
Average Floor to Floor Height	14.7	
Square Feet	26,954	
f.1 Average floor Area	13,477	for use in Perimtr Adj.
 <b>A. Base Costs</b>		
Basic Structure	\$374.00	Section 15-24 - 26
Elimination of HVAC cost for adjustment	0	Section 15-25
HVAC Add-on for Mild Climate	0	Section 15-25
HVAC Add-on for Extreme Climate	0	Section 15-25
<b>Total Base Cost</b>	<b>\$374.00</b>	Section 15-25
 <b>Adjustment for Departmental Differential Cost Factors</b>		
	0.97	
<b>Adjusted Total Base Cost</b>	<b>\$364.33</b>	
 <b>B. Additions</b>		
Elevator (If not in base)	\$0.00	Section 15-36
Other	\$0.00	Section 15-25
<b>Subtotal</b>	<b>\$0.00</b>	
<b>Total</b>	<b>\$364.33</b>	
 <b>C. Multipliers</b>		
Perimeter Multiplier	0.95749315	15-37 Interpolated
Product	\$348.84	
Height Multiplier	1.06	15-37
Product	\$370.33	
Multi-story Multiplier	1.015	15-25
Product	\$375.88	
 <b>D. Sprinklers</b>		
Sprinkler Amount	\$3.77	15-36
<b>Subtotal</b>	<b>\$379.65</b>	
 <b>E. Update/Location Multipliers</b>		
Update Multiplier	1.03	99-3
Product	\$391.04	
Location Multiplier	1.01	99-5
Product	\$394.95	
 <b>Calculated Square Foot Cost Standard</b>	 <b>\$394.95</b>	

**The JOHNS HOPKINS BAYVIEW MEDICAL CENTER**

**RENOVATIONS**

	<b>MVS Benchmark</b>	<b>Sq. Ft.</b>		<b>Total Cost Based on MVS</b>
<b>Standard</b>				
<b><u>"Tower" Component</u></b>	\$394.95	26,954	\$	10,645,544
<b><u>Utility Building</u></b>	\$390.52	24,530	\$	9,579,376
<b><u>Basement</u></b>	\$222.23	34,739	\$	7,720,073
<b><u>Consolidated</u></b>	<b>\$ 324.10</b>	<b>86,223</b>	<b>\$</b>	<b>27,944,992</b>